INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

e-Stamp No. LOCKED

Certificate No.	:	IN-DL434655421125 97Q
Certificate Issued Date	:	28-Jun-2018 11:56 AM
Account Reference	:	NONACC (BK)/ dlcbibk02/ KK DOOMA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDLCBIBK02909501689641 20Q
Purchased by	:	ALKA GUPTA AND OTHERS
Description of Document	:	Article 35(ii) Lease with security upto 5 years
Property Description	:	FLAT NO 57-A, POCKET-I MAYUR VIHAR PHASE-I DELHI
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ALKA GUPTA AND OTHERS
Second Party	:	SHAJAN KUMAR
Stamp Duty Paid By	:	ALKA GUPTA AND OTHERS
Stamp Duty Amount(Rs.)	:	6,400 (Six Thousand Four Hundred only)

CHECKED & FOUND CLEAR FROM COURT CASE/MCDM

Please write or type below this line

Alka Gupta Sanjeev Gupta Shajan Kumar

TQ 0002167738

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

(51) (52) (53)

Adno 3756-4379-6015 Adno 8547-7199-6852 Adno 5491-9325-6628

25/3/1967 10/5/1964 -1965

LEASE DEED

E-STAMP CERTIFICATE No.	: IN-DL 0346
ISSUED DATE	: 28/6/18
PROPERTY No.	: Flat No.57-A
LOCATED AT	: Pocket-I, Mayur Vihar Phase-I Delhi-110091
LEASE AMOUNT	: Rs.25,000/- Per Month
SECURITY AMOUNT	: Rs.25,000/-
LEASE PERIOD	: Two Years
STAMP DUTY	: Rs.6400/-

THIS LEASE DEED is made and executed at Delhi on this 28th day of June 2018 between: **(1) Smt. ALKA GUPTA** D/o Late R.K. Gupta and **(2) Shri SANJEEV GUPTA** S/o Shri Lekh Ram Gupta both R/o 34, Jangpura Road, Bhogal, New Delhi-110014, hereinafter called the Lessor (which expression shall include their heirs, successors, legal representatives and assignees of the One Part)

AND

Shri SHAJAN KUMAR S/o Shri Kumaran R/o 300, Anughara, Gali No.7, Peramangalam, Thrissur, Kerala-680545, hereinafter called the Lessee (which expression shall include his heirs, successors, legal representatives and assignees of the Other Part).

WHEREAS the Lessor is the Absolute Owner and in possession of Flat No.57-A, on Ground Floor Portion, Comprising of Three Bedrooms, One Drawing Cum Dining Room, One Kitchen, Two Toilets Cum Bathrooms and One Verandah, Situated at Pocket-I, Mayur Vihar Phase-I, delhi-110091, having its area measuring 84 Sq.Mtrs., (Approx.), and whereas the lessee have approached the lessor for taking the Aforesaid Flat on monthly rent basis for Residential purposes and whereas the lessor has also agreed to let out the same on the following terms and conditions:-

..CONTD....3P..

Alka Gupta Sanjeev Gupta

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That the lease has been agreed to for a fixed period of Two Years commencing from 01/07/2018.

2. That the Lessee shall pay to the Lessor for the premises the rent of Rs.25,000/- (Rupees Twenty Five Thousand Only) per month payable in advance on or before 05th day of each English Calendar Month.

3. That the Lessee shall pay extra for electric and water charges according to the bills of local authorities and according to the consumption and shall also pay for the building maintenance charges directly to the Association/Society.

4. That the Lessee shall under no circumstances sublet, assign, transfer or otherwise part with the possession of a part of whole of the premises hereby let out.

5. That the Lessee shall be responsible to pay for any breakage, damages caused to the sanitary, electrical and other fittings and fixtures during the tenancy period.

6. That the premises shall be used for Residential Purposes only.

7. That the Lessee shall comply with all the rules and regulations of the local authorities whatsoever with relation to the demised premises.

8. That the Lessee have deposited a sum of Rs.25,000/-(Rupees Twenty Five Thousand Only) as a security which shall be refundable without any interest at the time of vacating the said premises peacefully.

9. That the Lessee shall not carry out any structural additions or alterations to the building, layout, fitting or fixtures, without the written consent of the Lessor.

10. That the Lessee shall permit the Lessor, his agents, etc. to enter upon the demised premises for inspection and carry out the repairs etc. at reasonable time, as and when necessary.

11. That the Lessor shall pay the House Tax and Ground Rent as are or may hereinafter be assessed on the demised premises by the authorities concerned.

..CONTD....4P..

Alka Gupta

Sanjeev Gupta

Sanjeev

12. That the demised premises is duly distempered and painted and polished by the Lessor. The Lessor shall not be liable to affect any minor repairs, white washing, distempering, painting and polishing during the tenancy period.

13. That the day to day repairs of fittings and fixtures on the said Premises such as those relating to sanitary, electrical, carpentry items etc. have to be done by the lessee at his own cost. However, the major repairs such as leakage in electricity, bursting of sanitary pipes and damage to the building will be done by the Lessor at his own cost.

14. That the Lessor/Lessee shall have the option to terminate the lease by giving one month notice or rent in lieu thereof.

15. That the Lessee shall not cause or permit to be caused any damage to the demised premises and shall keep the premises harmless.

16. That the Lessee shall have right to apply for M.T.N.L. telephone connection in his/her name in the said premises. That all liability/charges of telephone/bills will be paid by the Lessee.

17. That on expiry of the lease the Lessee shall hand over vacant peaceful possession of the premises to the Lessor. Before leaving the premises he should settle all dues, in respect of rent, water, electricity, cost of breakages and damages, if any, due from the Lessee.

18. That for any default on the part of the lessee for violation of any of the condition listed above the Lessor will have the right to terminate the tenancy of the lease and the Lessee shall be bound to hand over the vacant and peaceful possession of the demised to the Lessor.

19. That the lessee shall not store or stock any objectionable items, hazardous, offensive articles etc. in illegal activity in the said premises during in lease period.

20. That on expiry of lease period, if the lessee fails to vacate the said premises peacefully then the lessor have rights to charges Rs.2000/- (Rupees Two Thousand Only) as a damage/penalty charges per day from the lessee and the lessee has also agreed for the same at the time of signing this agreement, if any court expenses/fee incurred by the Lessor to get the Demised Premises vacated, the same would also be borne by the Lessee.

..CONTD....5P..

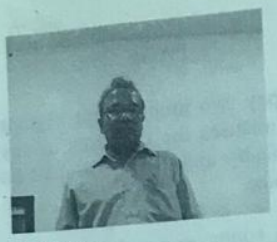
Alka Gupta

Sanjeev Gupta

Sharda

Reg. No. 4568 | Reg. Year 2018-2019 | Book No. 1

Ist Party



IInd Party

Witness

Ist Party ALKA GUPTA, SANJEEV GUPTA

IInd Party SHAJAN KUMAR

Witness NAEEM AHMED, AMIT RAHUL SHAJAN

Certificate (Section 60)

Registration No.4,568 in Book No.1 Vol No 8,993
on page 183 to 187 on this date **28/06/2018 5:06:33PM** day Thursday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar VIII
New Delhi/Delhi

Date 28/06/2018 17:01:02

188836814568

DORIS NIC-DSU

Date 28/06/2018 1:11:17PM

Deed Related Detail

Deed Name LEASE

LEASE WITH SECURITY UPTO 5 YEARS

Land Detail

Tehsil/Sub Tehsil Sub Registrar VIII

Building Type

Village/City Mayur Vihar Phase-I

Place (Segment) Mayur Vihar Phase-I

Property Type Residential

Property Address House No.:57-A, Road No.:, Mayur Vihar Phase-I

Area of Property 84.00 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Amount 25,000.00Rupees

Stamp Duty Paid 6,400.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Ruppes

This document of LEASE LEASE WITH SECURITY UPTO 5 YEARS

Presented by: Sh/Smt. **S/o, W/o** **R/o**

ALKA GUPTA R K GUPTA 34 JANGPURA ROAD BHOGAL DELHI-14

SANJEEV GUPTA LEKH RAM GUPTA 34 JANGPURA ROAD BHOGAL DELHI-14

in the office of the Sub Registrar, Delhi this 28/06/2018 1:05:30PM day Thursday between the hours of

Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

ALKA GUPTA, SANJEEV GUPTA

and Shri / Ms.

SHAJAN KUMAR

Who is/are identified by Shri/Smt/Km. NAEEM AHMED S/o W/o D/o ABDUL MAZID R/o A-4 PRATAP NAGAR GALI NO 9 MAYUR VIHAR PHASE-I DELHI-91

and Shri/Smt./Km ANIL RAHUL SHAJAN S/o W/o D/o SHAJAN KUMAR R/o 300 ANUGRAHA GALI NO 7 THRISSUR KERALA

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

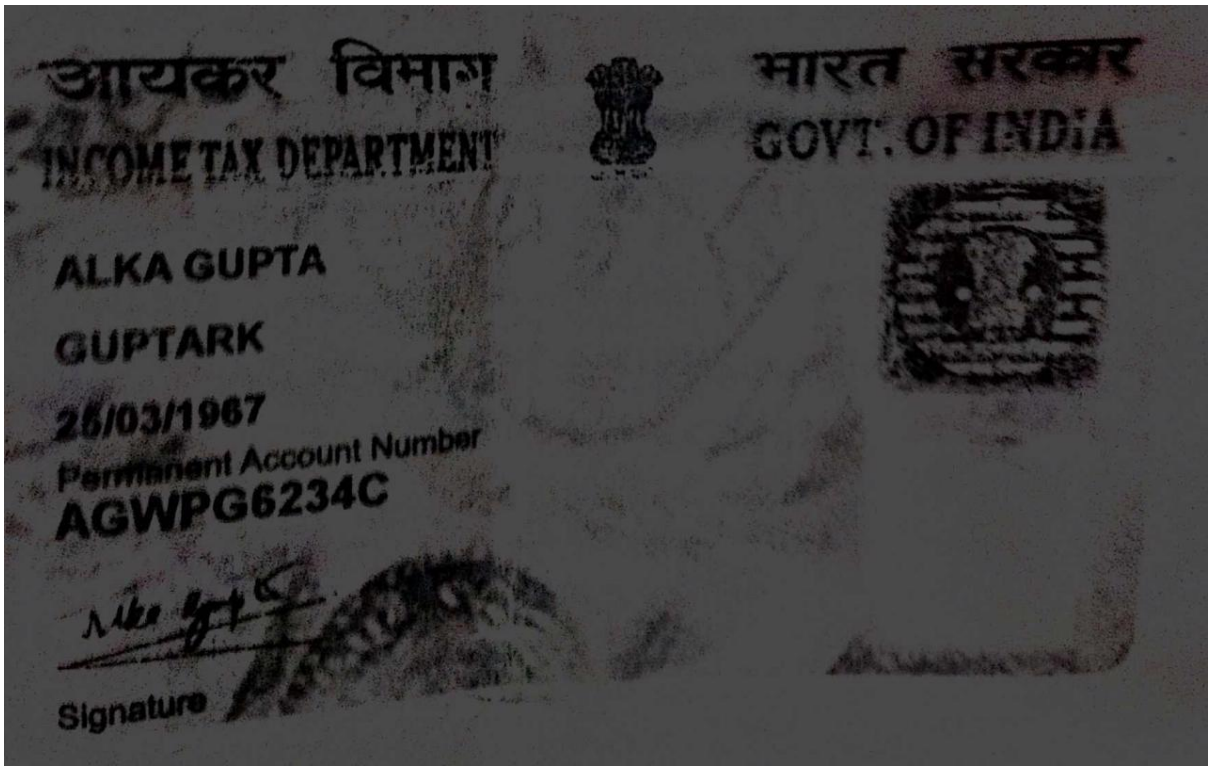
Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

Date 28/06/2018 13:53:16

Revenue Department NCT of Delhi

DORIS

NIC-DSL


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ALKA GUPTA
GUPTARK
26/03/1967
Permanent Account Number
AGWPG6234C
Signature

RENT RECEIPT

Owner's Name/ नाम मालिक जायदाद ALKA GUPTA

R. No./ रसीद संख्या (13) Dated/ तारीख 05/10/2018

Received from/ नाम किरायेदार Shajan Kumar

Address/ पता 57-A Pocket I, Mayur Vihar I

The Sum of Rs./ प्राप्त किये 25,000/-

Monthly Rent Rs./ मासिक किराया रु० 25,000/-

From/ से 01-09-2018 To/ तक 30-09-2018

Last Balance Rs./ पिछला बाकी रु० —

House Tax Rs./ हाऊस टैक्स रु० —

Water Charges Rs./ पानी किराया रु० —

Electricity Charges Rs./ बिजली किराया रु० —

Total Rs./ योग रु० 25,000/- Balance Rs./ बाकी ...

Amit™

Rs./ रु० 25,000/-

Revenue Stamp / रे

Sign of Property Owner / ...क

RENT RECEIPT

Owner's Name/ नाम मालिक जायदाद ALKA GUPTA

R. No./ रसीद संख्या 5 Dated/ तारीख 01-01-2019

Received from/ नाम किरायेदार Shajan C Kumar

Address/ पता 57A, Pocket I Mayur Vihar I

The Sum of Rs./ प्राप्त किये 25,000/-

Monthly Rent Rs./ मासिक किराया रु० 25,000/-

From/ से 01-12-2018 To/ तक 30-12-2018

Last Balance Rs./ पिछला बाकी रु० —

House Tax Rs./ हाऊस टैक्स रु० —

Water Charges Rs./ पानी किराया रु० —

Electricity Charges Rs./ बिजली किराया रु० —

Total Rs./ योग रु० 25,000/- Balance Rs./ बाकी —

Amit

Rs./ रु० 25,000/-

Revenue Star ...ट

Sign of Property O... ...न मालिक

RENT RECEIPT

Owner's Name/ नाम मालिक जायदाद ALKA GUPTA

R. No./ रसीद संख्या 35 Dated/ तारीख 05/07/2018

Received from/ नाम किरायेदार Shajan C Kumar

Address/ पता 57-A, Pocket I, Mayur Vihar - I

The Sum of Rs./ प्राप्त किये 25,000/—

Monthly Rent Rs./ मासिक किराया रुo 25,000/—

From/ से 01-06-2018 To/ तक 30-06-2018

Last Balance Rs./ पिछला बाकी रुo —

House Tax Rs./ हाऊस टैक्स रुo —

Water Charges Rs./ पानी किराया रुo —

Electricity Charges Rs./ बिजली किराया रुo —

Total Rs./ योग रुo 25,000/— Balance Rs./ बाकी

Amt

Rs./ रुo 25,000/—

Revenue Stamp

Sign of Property Owner / हo मकान मालिक

RENT RECEIPT

Owner's Name/ नाम मालिक जायदाद ALKA GUPTA

R. No./ रसीद संख्या (15) Dated/ तारीख 05/12/2015

Received from/ नाम किरायेदार Shajan C. Kumar

Address/ पता 57-A, Pocket I, Mayur Vihar I

The Sum of Rs./ प्राप्त किये 25,000/-

Monthly Rent Rs./ मासिक किराया रु० 25,000/-

From/ से 01-11-2015 To/ तक 30-11-2015

Last Balance Rs./ पिछला बाकी रु० 25,000/-

House Tax Rs./ हाऊस टैक्स रु०

Water Charges Rs./ पानी किराया रु०

Electricity Charges Rs./ बिजली किराया रु०

Total Rs./ योग रु० 25,000/- Balance Rs./ बाकी

Amit

Rs./ रु० 25,000/-

Revenue Stamp / रसीदी टिकट

Sign of Property Owner / ह० मकान मालिक